

Meet and greet - Cheryl Pearson

Cheryl Pearson has been involved in the property industry for the past 15 years. She joined Westbrook as Land Sales Consultant in April this year after previously working on the Dennis Family Corporation's Modeina project in Burnside.



What is the most enjoyable part of your role?

I get to meet people from all walks of life, who ultimately are all trying to achieve the same ambition of creating a new home. It is a pleasure assisting them and watching an estate grow from greenfields land to a thriving community.

What do you find most exciting about working on the Westbrook project?

I find it very motivating meeting people, talking to them and providing assistance and guidance to help make their dreams a reality.

Westbrook's master planned design will deliver many exciting facilities and I also love how the natural features will be such a prominent part of the estate, including the beautification of Skeleton Creek.

What is the typical profile of Westbrook's purchasers?

We are seeing absolutely every element of the customer mix, from first home-buyers, to families, to downsizers and investors. It seems that Westbrook is appealing to everyone.

What attracts customers to Westbrook?

The station is mentioned most, along with the large scale of the project and the huge variation in the range and size of well priced blocks.

How do you like to spend your time away from work?

Socialising ... more talking!



Land Sales Centre

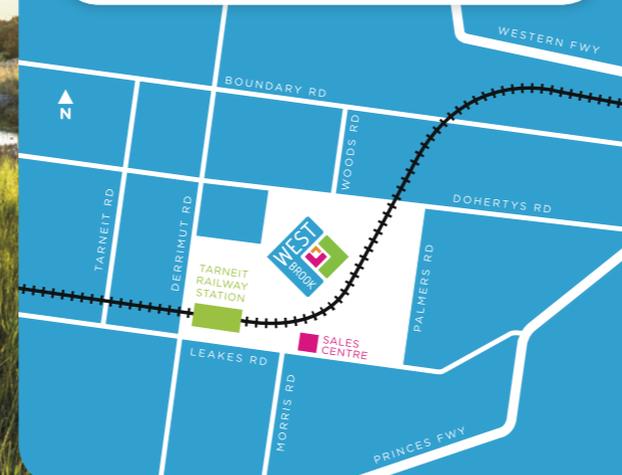
To know more about Westbrook, visit the Land Sales Centre located on Leakes Road, near the intersection of Morris Road, Truganina.

The centre is open daily from 10am to 5pm and Cheryl and Ivan with the rest of our friendly team will be able to provide updates on current land availability and pricing.

Phone **1300 303 420** or visit **WestbrookEstate.com.au** for more information.

 Join us on Facebook

DFC (Westbrook) Pty Ltd ABN 36 602 217 032 is the project manager for the Westbrook estate. The Westbrook logo is a registered trade mark used under licence © 2015. Photographs, plans, maps and drawings may not be to scale and are provided for illustration only. All information current as of publication date but may be subject to change without notice.



What's up at



Inside our new WINTER NEWSLETTER 2015:

- Buyers rush for first blocks
- Countdown to construction
- Ballot draws happy buyers
- Meet Cheryl Pearson
- Patience pays off for Jocelyn
- Tarneit Central update
- Train services commence
- Land Sales Centre details

A Big Welcome

It is our pleasure to introduce Westbrook, a newly launched 4,000 lot residential development project at Truganina that is set to become the largest estate created in the northern Wyndham area.

The development of Westbrook is being project managed by the Dennis Family Corporation on behalf of the owners of the 314 hectare land parcel located just 24 kilometres

west of Melbourne's CBD.

We look forward to updating you on news and developments from Westbrook as the project continues to progress.

Ballot Draws Happy Buyers

Westbrook's first buyers were determined by a public ballot at Werribee Racecourse on 23 May.

A special first release of land for ballot offered a variety of blocks in Stages 2, 3, 4 and 5. Block sizes ranged from 336sqm to 769sqm.

The lucky first purchaser in the ballot was local resident Dilshan Fernando of Truganina, who selected Lot 413 in Stage 4 as his choice.

Many other happy buyers were also able to purchase their desired block at Westbrook through the initial ballot process.



Train Services Commence

The new Tarneit and Wyndham Vale Stations opened on Sunday 21 June, as V/Line train services commenced on the Regional Rail Link between Geelong and Melbourne.

Tarneit Station is situated on land within the boundaries of Westbrook, whilst Wyndham Vale Station has been constructed at the Manor Lakes estate.

Trains are scheduled frequently on the new line. Tarneit Station trains run on average every 20 minutes in the morning and afternoon peaks. The journey to Southern Cross Station in Melbourne takes less than 30 minutes from Tarneit.

Feedback reported in the mainstream media and on social media platforms since the recent opening indicates that the initial response from rail users has been extremely positive.

This is the first time local people have direct rail access to the city on their doorstep and they are giving it a big thumbs up.

In conjunction with the opening of the Regional Rail Link, a new bus network has also been established in Wyndham to provide connections between the Werribee line and Wyndham Vale and Tarneit Stations on the new Geelong line.

Patience Pays Off

When first home buyer Jocelyn Bany attended the ballot for the first land release at Westbrook, the block he originally wanted was taken one number before his turn. Instead of purchasing then, he opted to wait beyond the ballot for the next stage to be released.

"I didn't mind waiting a little longer. Instead of jumping in, by choosing to be patient, it turned out that I was able to find something even better," he said.

Jocelyn later selected a 448sqm block in Stage 8 and is delighted with his purchase.

"I like the location. It is not far from where the park will be and is going to be a family oriented area in the future. In deciding to make my home at Westbrook, I plan to stay here for the long term," he stated.

Originally from Mauritius, Jocelyn decided to pursue further education in Australia after previously spending time here on holidays. Following his arrival in Melbourne ten years ago, Jocelyn successfully studied for a double degree in Business and has subsequently made his career working in the hospitality industry.

Jocelyn was introduced to Westbrook by Dennis Family Homes Sales Consultant, Azie Shah, who also helped him to select a home design to build on his block.

"Azie recommended I take a look at Westbrook and I was impressed by what I saw when I first drove around the area," Jocelyn said.

During the past decade in Melbourne, he has mainly lived in the northern suburbs around the Thomastown, Mill Park and Reservoir areas.

"I did look at a couple of other developments in the vicinity, but nothing could match Westbrook. It's close to the freeway and the trains at the new station are just a few minutes away. I also like the project's plans for the town centre and having a big shopping centre nearby."

Jocelyn is looking forward to commencing his home build at Westbrook at the earliest opportunity once titles are issued, which is anticipated in the first half of 2016.



Buyers Rush in to The Next Big Thing

The first land sales at Westbrook have been a sell-out success. Sales commenced on 23 May with a special public ballot held at Werribee Racecourse to determine the allocation of purchasers following huge advance interest. The level of demand has enabled a quick progression to the next releases - Stages 8 and 10.

With so many drawcards, it's not surprising

there is such strong interest in Westbrook.

Years of detailed master planning for Westbrook has ensured the project encompasses everything its future residents will need, from a proposed town centre with retail and commercial facilities, to a local community centre, train station, secondary school, various parks and sporting and recreational amenities.

Construction Countdown

The first round of civil construction works in the southern section of the estate are anticipated to commence late in 2015 and be completed by mid 2016.



Tarneit Central Update

At the time this newsletter went into production, the developers of the future Tarneit Central Shopping Centre adjacent to Westbrook were awaiting an amendment to the existing planning permit from Wyndham City Council which was expected by July 2015.

Subject to a satisfactory outcome, design and development will proceed towards the expected calling for building tenders late this year. It is anticipated that construction would then commence on site by Easter 2016.

Updates to these current estimated timeframes will be provided via our website at WestbrookEstate.com.au as the Tarneit Central Shopping Centre project progresses towards commencement.